

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	49 PARK STREET LLC				
Owner 2:					
Owner 3:					
Street 1:	20 HUTCHINSON RD				
Street 2:					
Twn/City:	WINCHESTER				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	01890			Type:	

PREVIOUS OWNER

Owner 1:	GOGUEN FRANK & TRACY -		
Owner 2:	-		
Street 1:	7 SEMINOLE AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1890, having primarily Clapboard Exterior and 1651 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	557,200			557,200
Total Card	0.000	557,200			557,200
Total Parcel	0.000	557,200			557,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		337.49	/Parcel: 337.49

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	557,200	0	.		557,200		Year end	12/23/2021
2021	102	FV	547,200	0	.		547,200		Year End Roll	12/10/2020
2020	102	FV	537,100	0	.		537,100	537,100	Year End Roll	12/18/2019
2019	102	FV	517,000	0	.		517,000	517,000	Year End Roll	1/3/2019
2018	102	FV	468,700	0	.		468,700	468,700	Year End Roll	12/20/2017
2017	102	FV	418,500	0	.		418,500	418,500	Year End Roll	1/3/2017
2016	102	FV	418,500	0	.		418,500	418,500	Year End	1/4/2016
2015	102	FV	321,400	0	.		321,400	321,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

CONFIRMATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	126312
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
2	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

APPRAISED:

Total Card /	Total Parcel
557-200 /	557-200

Parcel
557-200

USE VALUE:

557,200 /

557,200

ASSESSED:

557,200 /

557,200

Type:	8	- Condo TnHs.	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	WHITE		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

	646-1809,Building Number 1.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	14.286000252
Name:	12 - 6024

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3		Baths: 1		HB: 1					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	24.5 %

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.86341608
Const Adj.:	1.00999999
Adj \$ / SQ:	218.013
Other Features:	39000
Grade Factor:	1.00
NBHD Inf:	1.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738037
Depreciation:	180819
Depreciated Total:	557218

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	5	3	0
Totals				
	1	5	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,651	218.010	359,935
Net Sketched Area:		1,651	Total:	359,935
Size Ad	1651	Gross Area	1651	FinArea

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
99						
99						
51						

IMAGE

AssessPro Patriot Properties, Inc

